



## 499 LOWER KANGAROO CREEK ROAD, COUTTS CROSSING

PICTURE THIS YOUR RURAL GETAWAY! 10 ACRES TO CALL YOUR OWN!

We know how popular these lifestyle properties are; you really won't know how amazing it is until you get your feet on the ground!

Located a lazy 20 minute drive (approx) from Grafton, close to the village of Coutts Crossing is this substantial holding awaiting all walks of life. The owners have relocated and have spent months preparing for the sale of this truly loved and well equipped property package.

A massive home with space for all the family (and some). The main house was extended several years ago to cater for the sellers elderly parents. Designed to allow your family members all the space they desire, whilst retaining your own privacy and at the same time, the upgrades complimenting the house as a whole.

The initial home is comfortable with open plan living and rural views expanding over your acres. A funky kitchen, 4 bedrooms with built-in robes, the 2 way bathroom inclusive of the areas of retreat, make this more than suffice.

The very exciting and partially boastful extension enhances the space within the original home. The additions are inclusive of an air-conditioned lounge room, dining area, galley style kitchenette along with 2 massive bedrooms plus storage galore and an extra bathroom.

**TYPE:** For Sale

**INTERNET ID:** 18126917

**SALE DETAILS**

**Make Your Offer!**

**CONTACT DETAILS**

**ELDERS REAL ESTATE  
GRAFTON**

70 Pound Street  
GRAFTON, NSW  
02 6642 1122

**Lee Taylor**  
0487 974 491

Here you have the choice of having the homes joined or with the shut of a door mostly independent. Icing on the cake is an extra room (built for the indoor spa and sauna) that could easily be converted to a 3rd bedroom or study. Just a couple of finishing touches are being processed for final council approval.

Outside delivers a wonderful entertainment area, 5 lockable sheds, 3 carport areas, a storage room with plenty of shelves, not to mention an extra shower and toilet - room for all sorts of vehicles and perhaps an in-house gym or "Man Cave" plus room to keep the tractor out of the weather.

10 acres (approx) of cleared land and a dam leads to all sorts of hobby farm activities. The fully fenced house block is easy to maintain and with a couple of paddocks beside the house, horses and the much loved animals will be within your sight. All the fencing is in good condition and water supply is from the 4 tanks or dam with an independent septic system that has been upgraded in the past. Sealed road access right to the gate.

Call Lee Taylor at Elders Real Estate Grafton on 6642 1122 or direct 0487 974 491.

Other features: Built-In Wardrobes

- Land Area 10 acres
- Bedrooms: 6
- Bathrooms: 2
- 5 car garage
- 3 car carport
- Air Conditioning







